



Martin Close | | Rogiet | NP26 3UG  
£390,000

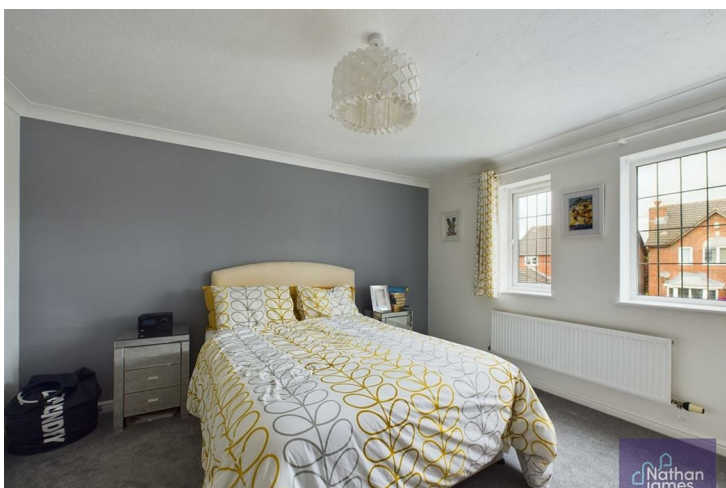


## Description

This charming detached property, with four bedrooms, is located in the sought-after area of Rogiet, offering easy access to commuter routes connecting to Cardiff, Bristol, Newport, and beyond. Upon entering the welcoming hallway, you will find a neutrally decorated lounge with a cosy wood-burning stove overlooking the front. The kitchen diner at the rear features an integrated oven and hob, space for a dishwasher and upright fridge freezer, and a separate utility room with convenient side access and a door leading to the garage. With a breakfast bench and room for a dining table, this area provides a social setting with patio doors opening to the garden. An additional reception room, currently used as a formal dining space, connects back to the living room through double doors. A ground floor cloakroom is also available. Upstairs, there are four bedrooms, including a bright master bedroom with a recently renovated en suite shower room. Bedroom two has a jack and jill doorway to the family bathroom. The two remaining bedrooms are well-presented, with one serving as an office space. The family bathroom is fully tiled and includes a shower over the bath, sink, and w/c. The rear garden is spacious and enclosed, featuring a paved area leading to a lawn and a sunny decked area. The front of the property offers driveway parking for up to three vehicles. Contact Nathan James at 01291 421600 to schedule a viewing.

The property features leasehold solar panels.

Council Tax Band F  
EPC B







Floor plans

**Floor 0**

**Floor 1**

**Approximate total area<sup>®</sup>**

1477.35 ft<sup>2</sup>

**Reduced headroom**

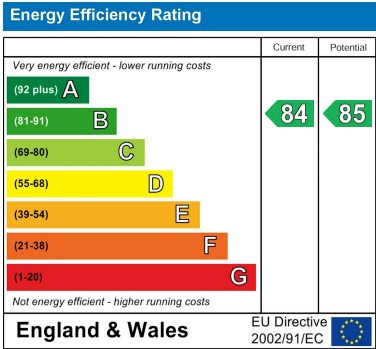
29.6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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